

47-190  
# 2230

## KNOW ALL MEN BY THESE PRESENTS

THAT we, SUSAN PERRINO and BARBARA SMITH, both of Belgrade,  
County of Kennebec and State of Maine,

004468

in consideration of one dollar and other valuable  
considerations

NO TRANSFER  
TAX PAID

paid by SUSAN PERRINO and BARBARA SMITH, both of Belgrade,  
County of Kennebec and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give,  
grant, bargain, sell and convey unto the said Susan Perrino and  
Barbara Smith

as tenants in common in equal shares, and not as joint tenants,  
their assigns, and the survivor of them, and the heirs and  
assigns of such survivor forever, a certain lot or parcel of  
land, situate in Waterville, County of Kennebec and State of  
Maine, and bounded and described as follows, to wit:

Beginning at a point in the northerly line of Mayflower Hill  
Drive in said Waterville, which point is located two hundred  
ten (210) feet easterly of the intersection of the easterly  
line of Merrill Street and the northerly line of said  
Mayflower Hill Drive; thence northerly at right angles with  
said Mayflower Hill Drive one hundred fifty (150) feet;

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thence easterly in a line parallel with said Mayflower Hill Drive one hundred ten (110) feet; thence southerly at right angles with said Mayflower Hill Drive one hundred fifty (150) feet to the northerly line of said Mayflower Hill Drive; thence westerly in the northerly line of said Mayflower Hill Drive one hundred ten (110) feet to the point of beginning.

This conveyance is made and taken by the grantees with the restrictions and limitations herein enumerated, for themselves, and the survivor of them, their assigns and the heirs of such assigns, for the benefit of the grantor, its successor and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Mayflower Hill Drive and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than twelve thousand dollars (\$12,000.00) as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

MEANING AND INTENDING to convey the same property as described in deed of Frank R. Hubbard to Susan Perrino and Barbara Smith.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Susan Perrino and Barbara Smith

as tenants in common, and not as joint tenants, their assigns, and the survivor of them, and the heirs and assigns of such

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survivor, to them and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that it is free of all encumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF we, the said Susan Perrino and Barbara Smith, Grantors, relinquishing and conveying any rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 7th day of February in the year of Our Lord one thousand nine hundred and ninety-four.

SIGNED, SEALED AND DELIVERED  
in the presence of

.....*John B. Vane*.....

.....*Susan Perrino*.....  
Susan Perrino

.....*W. Voth*.....

.....*Barbara Smith*.....  
Barbara Smith

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STATE OF MAINE  
Kennebec, ss

Dated: February 7, 1994

Personally appeared before me the above-named Susan Perrino and Barbara Smith and acknowledged the foregoing instrument to be their free act and deed.

.....*Joan Ben*.....  
Notary Public/Attorney-at-Law

JOAN BEN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES FEBRUARY 9, 1995



RECEIVED KENNEBEC SS.

94 FEB 15 AM 9:00

ATTEST: *Norma Reed Mann*  
REGISTER OF DEEDS

